

# RETAIL DEVELOPMENT OPPORTUNITY FULL PLANNING PERMISSION FOR BESPOKE NEW BUILD UNITS

FROM 232 sq.m. (2,500 sq.ft.) to 1,858 sq.m. (20,000 sq.ft.)



**WILLOWBURN**

RETAIL PARK

ALNWICK, NE66 2DH



# TO LET





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# WILLOWBURN RETAIL

**Willowburn Retail Park and Willowburn Centre are Alnwick's primary shopping destination, predominately occupied by national covenants with ample parking.**

The newly constructed Willow Retail Park includes a M&S Food Hall, Starbucks and the award winning artisan butchers, Turnbull's of Alnwick, with 180 car parking bays. Phase 2, has full planning permission and provides opportunity for future retail development on circa 0.91 hectares (2.24 acres). Additional retail and leisure opportunities are available on phase 3.

Willowburn Centre comprises four retail units totalling 8,361 sq.m. (90,000 sq.ft.) complete with 475 car parking bays. The scheme is fully occupied by Sainsbury's, Homebase, Argos and Pets at Home.

Willowburn Retail Park is immediately accessible from the A1 north and south bound slip roads into Alnwick Town and lies adjacent the A1, providing fantastic visibility.



WILLOWBURN CENTRE - SAINSBURY'S



WILLOWBURN CENTRE - HOMEBASE AND ARGOS



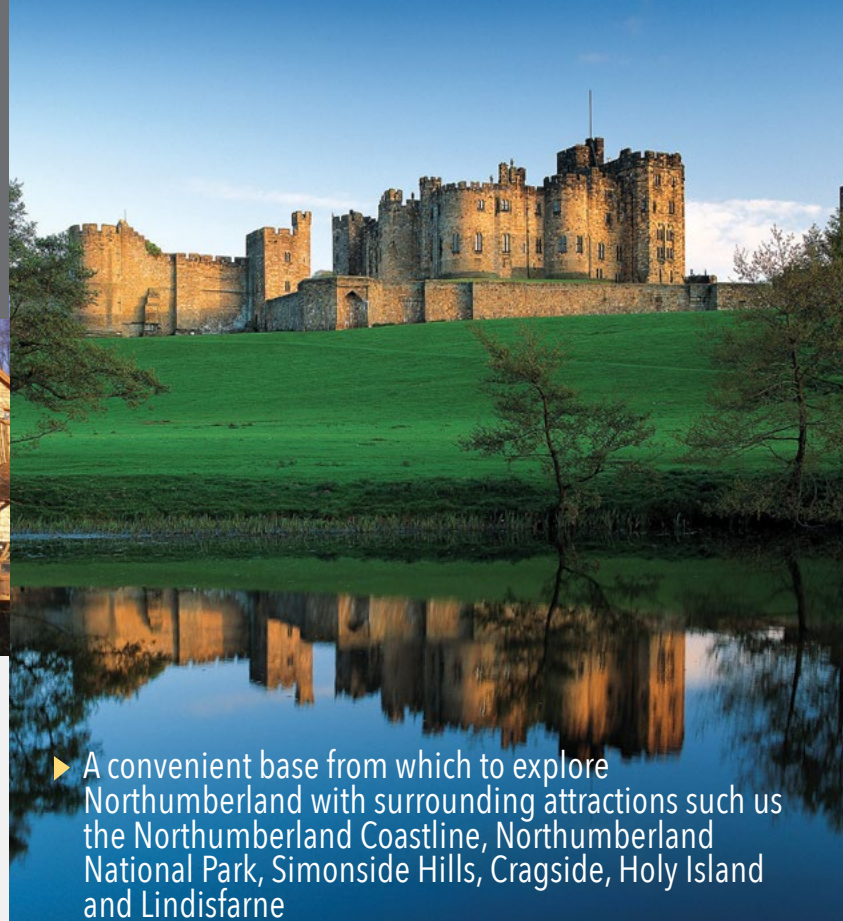
WILLOWBURN RETAIL PARK





340,000+

► annual visitors to the Alnwick Castle



## ALNWICK & SURROUNDING AREAS

600,000+

► annual visitors to the Alnwick Gardens

► A convenient base from which to explore Northumberland with surrounding attractions such as the Northumberland Coastline, Northumberland National Park, Simonside Hills, Cragside, Holy Island and Lindisfarne



13,000+

► motor vehicles passing on the A1 per day.  
(DfT data 2016)



► Other local attractions in the Town include Hulne Park, Barter Books, Bailiffgate Museum, Willowburn Sports and Leisure Centre & Alnwick Playhouse





# TRACK RECORD

## NORTHUMBERLAND ESTATES

**Northumberland Estates** is one of the largest and most active developer landlords in the North East.

The in house Commercial Property team is experienced in delivering schemes of a varying complexities from general industrial units to specialist facilities such as schools.

- ▶ Northumberland Estate's UK Commercial Property portfolio currently comprises in excess of 400 properties over 100 individual sites.
- ▶ The current UK development pipeline is in excess of 1 million sq ft and is spread across a range of sectors.
- ▶ The wider portfolio includes assets in Germany, Switzerland and North America.



**Northumberland Retail Park** - 6,550 sq.m (70,500 sq.ft.) developed for Aldi, B&M, JD Gyms, Costa and Sainsbury's which anchors a 1,985 sq.m (21,368 sq.ft) retail parade



**Pets at Home** - 836 sq.m. (9,000 sq.ft.) out of town retail unit in Alnwick



**Toby Carvery** - Well-established leisure development within Northumberland Retail Park scheme



**Tyneview Retail Park** - 4,645 sq.m (50,000 sq.ft) under construction to be let to Aldi and B&M, alongside a Drive-thru and three smaller units



**Quorum Business Park** - Retail parade on major North Tyneside Business Park



**Whitley Road** - Planning to be submitted for drive-thru and restaurant unit to complement existing 6,515 sq.m. (70,125 sq.ft.) retail and leisure scheme



**Alnwick South Road** - 1,394 sq.m. (15,000 sq.ft.) retail developed for Aldi stores



# MASTERPLAN

## WILLOWBURN RETAIL PARK

UNIT	AREA (SQ.M.)	AREA (SQ.FT.)	TENANT
1	1,096 SQ.M.	11,800 SQ.FT.	M&S FOODHALL
2	252 SQ.M.	2,500 SQ.FT.	TURNBULL'S
3a	325 SQ.M.	3,500 SQ.FT.	TO LET
3b	139 SQ.M.	1,500 SQ.FT.	TO LET
4	464 SQ.M.	5,000 SQ.FT.	TO LET
5	929 SQ.M.	10,000 SQ.FT.	TO LET
6	167 SQ.M.	1,800 SQ.FT.	STARBUCKS



DUCHESS COMMUNITY  
HIGH SCHOOL

ARC TRINOVA

NEWCASTLE  
A1

THE HOG'S HEAD INN  
ALNWICK

bp

McDonald's

LIONHEART  
ENTERPRISE PARK

WILLOWTREE  
ESTATE

EDINBURGH  
A1

WILLOWBURN RETAIL PARK

WILLOWBURN  
CENTRE

Sainsbury's

Argos

HOMEBASE

1 M&S  
FOODHALL

2 TURNBULL'S

3a

3b

4

5

PHASE 3

PHASE 2

WILLOWBURN  
LEISURE CENTRE

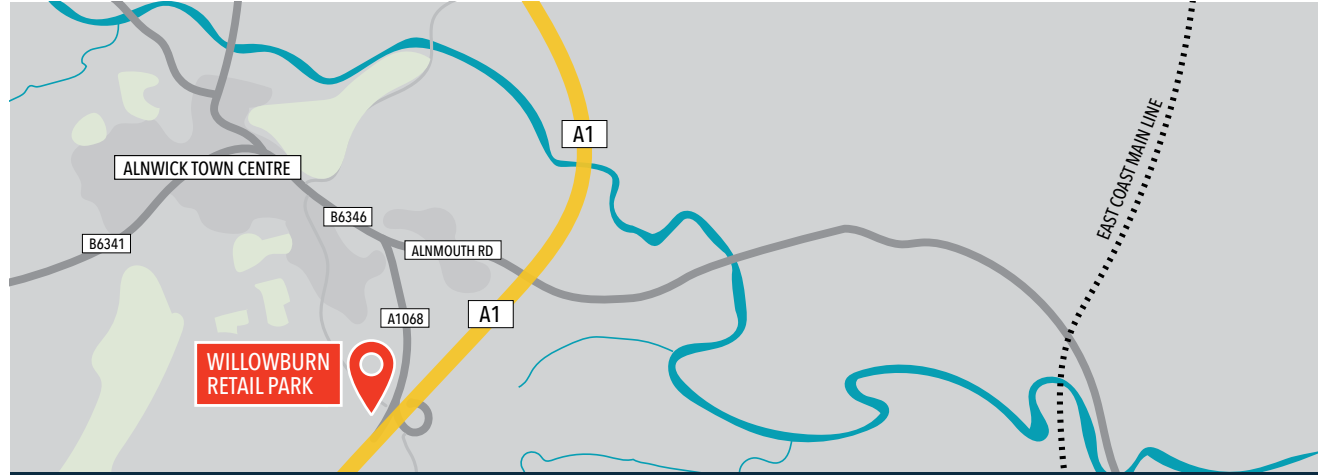
GREENSFIELD  
BUSINESS PARK

pets  
at home





**Regional** - Alnwick is easily accessed by car being located immediately adjacent to the A1



**Lionheart Enterprise Park** - is located 1.4 miles south of Alnwick town centre



**North bound** - Take the A1068 exit from A1  
**South bound** - Take the A1068 exit from A1

#### Distances and travel times

- ▶ Newcastle upon Tyne 35 miles - 43 min by car
- ▶ Morpeth 20 miles - 30 min by car
- ▶ Berwick 30 miles - 40 min by car
- ▶ Alnmouth Train Station 4 miles - 10 min by car
- ▶ Edinburgh 87 miles - 1h 49 min by car

# LOCATION



WILLOWBURN RETAIL PARK  
 ALNWICK  
 NE66 2DH



## Agent



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